

RAILROAD USES GIFT TO DEFEAT TRANSIT STATION AT FLUSHING. Grant of Adjoining Owners, Has Given L. I. Road Power to Defeat Bayside Extension.

The Flushing-Bayside extension of the dual subway system has received a bad setback in the refusal of the Long Island Railroad Company to give its consent to the construction of the line on the ground that it is a parcel of property owned by the city and is therefore not required.

The Flushing-Bayside line extends from Corona to Bayside Boulevard, Bayside, a distance of about 4,000 feet. The railroad's consent is required on a plot having 300 feet frontage at its Broadway station in Flushing. This relatively small tract is sufficient to offset the advantages covering over eleven miles of frontage.

The circumstances which have given the railroad its great power in this matter have probably never occurred before in the history of rapid transit construction in this city. The law provides that no rapid transit line can be built without the consent of a majority in assessed valuation of the abutting property owners. The Flushing-Bayside line crosses Broadway at an angle, and the consent of the abutting property owners is obtained. The station, which has a frontage of only 200 feet, runs back from Broadway over 1,500 feet. Its assessed valuation is greater than that of the three other plots fronting on Broadway, and this gives the railroad company control of the situation. In other words, the law gives the Long Island Railroad Company the power to defeat all the other property owners who have given their consent, although the total frontage on the line is 300 times as great as the company's plot.

Public sentiment in Flushing and vicinity is very bitter because of the plot on which the railroad company now withholds its consent was given to it by the property owners in the vicinity several years ago for a station plaza, and the people feel that it is particularly hard to have their gift used to defeat their wish.

The assessed valuation of the railroad plot is only \$28,000, while the assessed valuation of the property for which the company have given consent amounts to \$1,000,000. In other words, although the assessed valuation for the property for which the company have given consent is forty-three times as large as the assessed valuation of the railroad company's plot, the relatively insignificant holdings of the company will defeat the enormous holdings of the property owners unless the courts intervene.

The Flushing-Bayside section is practically the only built up part of Greater New York which was left out of the dual subway system, and the residents are now compelled to pay from \$7 to 41 cents a day for transportation. The Flushing-Bayside section of the Long Island Railroad and the extra carfare to and from the Pennsylvania Station. The burden of this high fare has driven many families away and practically stopped building for while every other section of Greater New York is now having or will soon have the benefit of a five cent fare, this section has no prospects whatever except from the Flushing-Bayside extension of the dual subway system.

The Flushing-Bayside line has been approved by the Board of Estimate, the Public Service Commission, the Flushing Business Men's Association, the Flushing Association, the Third Ward Rapid Transit League and the Chamber of Commerce of the Borough of Queens, and it is not probable that the railroad company will succeed in holding up the building of the road for any considerable length of time, for the whole section is aroused, and an organized effort is to be made at once to have the railroad company withdraw its objection, or failing that to secure favorable action by the courts.

26 STORIES TO BE BUILDING HEIGHT Above That Must Be Towers, Setting Back Three Feet Every Story.

Alfred Hamilton will introduce at the Tuesday meeting of the Board of Estimate an ordinance regulating the height, size and arrangement of buildings. This ordinance will embody the recommendations of the Heights of Buildings Commission to the Board of Estimate last spring. Under the Charter such ordinance must have the approval not only of the Board of Estimate, but also of the Board of Aldermen, but also of the Board of Estimate, and it is probable that a joint public hearing will be arranged by the two boards in the near future.

The ordinance will provide that any building on a street will be limited in height to twice the width of the street, but in no case more than 200 feet, but when a street is more than fifty feet wide, the building may go to a height of 100 feet. The building may extend above the limiting heights for the street walls, provided it does not project beyond a

plane starting at the limiting heights for street walls and inclining upward and backward from the street at the ratio of one foot horizontally for each four feet vertically.

It is further provided that towers which do not cover an area of more than 25 per cent of the lot may be carried above the limiting heights and beyond the set back planes if they are kept at all points at least twenty feet from the lot lines. In the case of a building fronting on a public square or park or a body of water more than 150 feet in width such towers may be placed on the street facing such square, park or water. Church spires and chimneys for manufacturing or power plants are exempted from these limitations.

It is further provided that yards shall be left at the rear of every building except such as are located on corners or run through from street to street. The depth of such yards is to be one-tenth of the depth of the lot and the area contained in such yards shall be at least one-tenth of the area of the lot. These yards start at the second story floor level and are to be increased in each story at least 1 per cent for each story above the first, unless the equivalent of the additional area is provided in lawful courts. This means that where there are no courts and the building is dependent for its light entirely on the rear yard the yard at the second story would be at least 11 per cent of the lot area, at the third story 12 per cent of the lot area and so on.

In the case of buildings running through from street to street courts must be provided of an aggregate area equal to the area prescribed for yards. In the case of corner buildings courts must have at least a dimension at any point of six feet. The width of a court at any point in the height of a building must be one and one-quarter inches for every foot that that point is above the curb level. In other words, in a ten story building at a point sixty feet above the curb level the court must be six feet three inches wide; at the top of the building, which would be about 120 feet above the curb, the court must be twelve feet six inches wide.

The purpose of these restrictions is not so much for the protection of the owner of the property on which the building is to be erected as for his neighbors who might otherwise be deprived of their ability to get adequate light and ventilation. If the owner were permitted to cover his entire lot or cover it in an indiscriminate way these provisions will apply generally throughout the city.

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BUILDERS TURN TO FLATS.
Small Dwellings Displaced by Flats Last Week in Brooklyn.

Nearly \$500,000 will be spent in building operations in Brooklyn, according to figures filed with the Brooklyn Building Bureau during the past week. More than half of the total of \$440,000 will be for tenements. For some time past builders have shown a preference for small dwellings, but last week twelve tenements worth \$225,000, small dwellings numbering twenty-eight, represented an expenditure of \$107,700, while miscellaneous structures, including a \$20,000 theatre and \$35,000 shop, cost \$78,400. The sum of \$28,500 will be expended for alterations to existing structures.

A six story tenement, the first planned in a long while, will be built by Victor Minchin at a cost of \$28,000 on the north side of Division Avenue, 55 feet west of Rodney street. Harry Marcus will spend \$70,000 for two four story brick tenements on the south side of Atlantic ave-

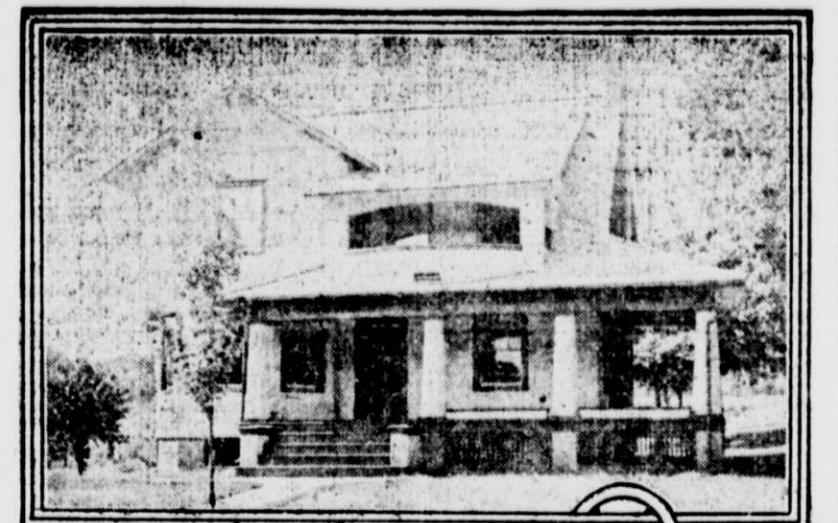
nue, 100 feet west of Hopkinson Avenue. Each building will house twenty families. George Schirmer will spend \$16,000 for a similar house on the south side of Fifty-sixth street west of Seventh Avenue, and Henry Fredland will spend \$50,000 for two four story tenements on the east side of Alabama Avenue, 200 feet south of Dumont Avenue.

On the south side of Fifty-first street, 220 feet east of Seventh Avenue, Daniel J. Lynch will erect three three story brick tenements, each 20x100 feet, at a cost of \$19,500. Three similar structures will be built by the Hadrian Realty Company on the west side of Elton street, 100 feet north of Dumont Avenue, at a cost of \$42,000.

Six two story brick dwellings, to cost \$21,000, will be erected by the Getahome Building Company on the east side of East Fortieth street, 180 feet south of Overhaugh place, and four similar structures will be built by Frank Fallotie at the northwest corner of Crosey Avenue and Bay Forty-seventh street at a cost of \$15,000.

A two story brick theatre building is to be erected by the G. K. Z. Amusement Company on the west side of Flatbush

New Nutley, N. J., Houses Attract City Buyers



avenue, just south of Parkside Avenue, at a cost of \$20,000, and the E. W. Bliss Company will erect a one story brick shop on a plot 100x200 feet on the south side of Fifty-third street, 75 feet east of First Avenue, at a cost of \$35,000.



\$315,000 RIDGEWOOD SCHOOL.
Efforts of the Board of Education to keep up with the requirements of the fast growing population of the borough and activity in tenement building were the features of last week's building operations in Queens. The city has planned to erect one of the largest school buildings in the borough on Forest Avenue, between Woodbine and Madison streets. In the vicinity of the tenement developments in Ridgewood. It will have thirty-two classrooms, open air classrooms, workshop, cooking and sewing rooms, auditorium and gymnasium. It will be five stories and will cost \$315,000.

In the Corona section builders have decided that the time has come for the erection of tenements in sections adjacent to the new transit lines and the trolley. Several developments have been contemplated with, and they have been so successful that T. Oliver this week applied for permits for three story brick tenements on School Avenue south of Haspel Avenue at a cost of \$50,000. Morris Blumstein will erect three story tenements on Jamaica Avenue east of Waterbury Avenue, Jamaica, at a cost of \$10,000.

Plans for 101 new buildings to cost \$628,000 were received during the week.

NEWARK BUILDERS NOT IDLE.
NEWARK, N. J., Nov. 21.—Building operations continued to be just as brisk last week as they were the preceding week. Thirty-one permits were granted for buildings, the estimated aggregate cost of which was \$200,000. A permit was issued to the Wagner Pastry Company for the erection

NEW JERSEY REAL ESTATE FOR SALE.
ARTISTIC COLONIAL ALL-YEAR HOME—OVERLOOKING LAKE
With Plot 213 Feet by 178 Feet—257 Feet Frontage.
READY TO LIVE IN NOW—PRICE \$7,500, EASY TERMS
\$5,000 May Remain on Mortgage; Balance, \$2,500, Terms Arranged to Suit
Very Convenient to Express Station, 44 Min. on Lackawanna R. R.



From an Actual Photograph.
11 LARGE ROOMS, 2 BATHS
Central hall; very large living room, with large open fireplace; dining room, butler's pantry, kitchen, seven large bedrooms; billiard room, storage room. Very large veranda, open terrace, upper balcony. Parquet floors; walls paneled in hardwood; beamed ceilings, laundry. Perfect heating plant; electric light. Established, select neighborhood; all summer and winter recreations; automobile; best of water sports; fine country club conveniently located on lake; best of schools, churches, stores. A permanent all-year home, with all modern conveniences; magnificent view.

Highest, Healthiest Climate; Within Commuting Distance of N. Y. City.
For Further Particulars Address
WALTER S. RAIT, 170 Broadway, New York

of a two-story brick extension to his plant at 17 and 19 Johnson street. The building will be used as a storage room for fruit. The cost was estimated at \$10,000.

Plans have been drawn for three eight-story frame family buildings to be built for the Henry Realty Company, at 19 to 33 South Twelfth street, at an aggregate cost of \$14,800.

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YOU can buy a beautiful Colonial Brick Home, containing five bedrooms, tiled bathroom, large living room, dining room, kitchen, laundry; steam heated; terraced and landscaped. 18 minutes from the heart of Manhattan and Brooklyn. Monthly payment of \$50 and as small a cash payment as you desire, if your references are satisfactory. See the houses; representative on the premises. Middletown St., 2 blocks from Main Station, Long Island Railroad

JAMAICA

SAMUEL KNOPF, Treas., Everett Realty & Construction Co., Flatiron Building, N. Y.

1479 Lots

close to the Second Avenue elevated road in the heart of Long Island City.

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If you have not succeeded in finding exactly what you want, you owe it to yourself and wife to visit beautiful and healthful

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Here among many new Ackerson Cottages, bungalows and semi-bungalows you are almost sure to see just what you want. The prices of these new houses range from \$5,000 for a cozy bungalow on one-half acre plots to more pretentious cottages, located near the Lakes or Bay, selling from \$5,000 to \$12,500. Each house has its individual merits and may be purchased on convenient terms.

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REAL ESTATE.
Homer Foot, Jr.
REAL ESTATE BROKER
7 East 42d Street
Transit Building

FOR SALE—Farm, 75 acres; house, barn, running water, farming implements, plenty fruit, maple orchard, trout pavilion, lake in sight, other lake near, half-mile new trolley, high elevation, hunting, fishing, price \$2,500. \$400 down, balance \$2,100 at 6%.
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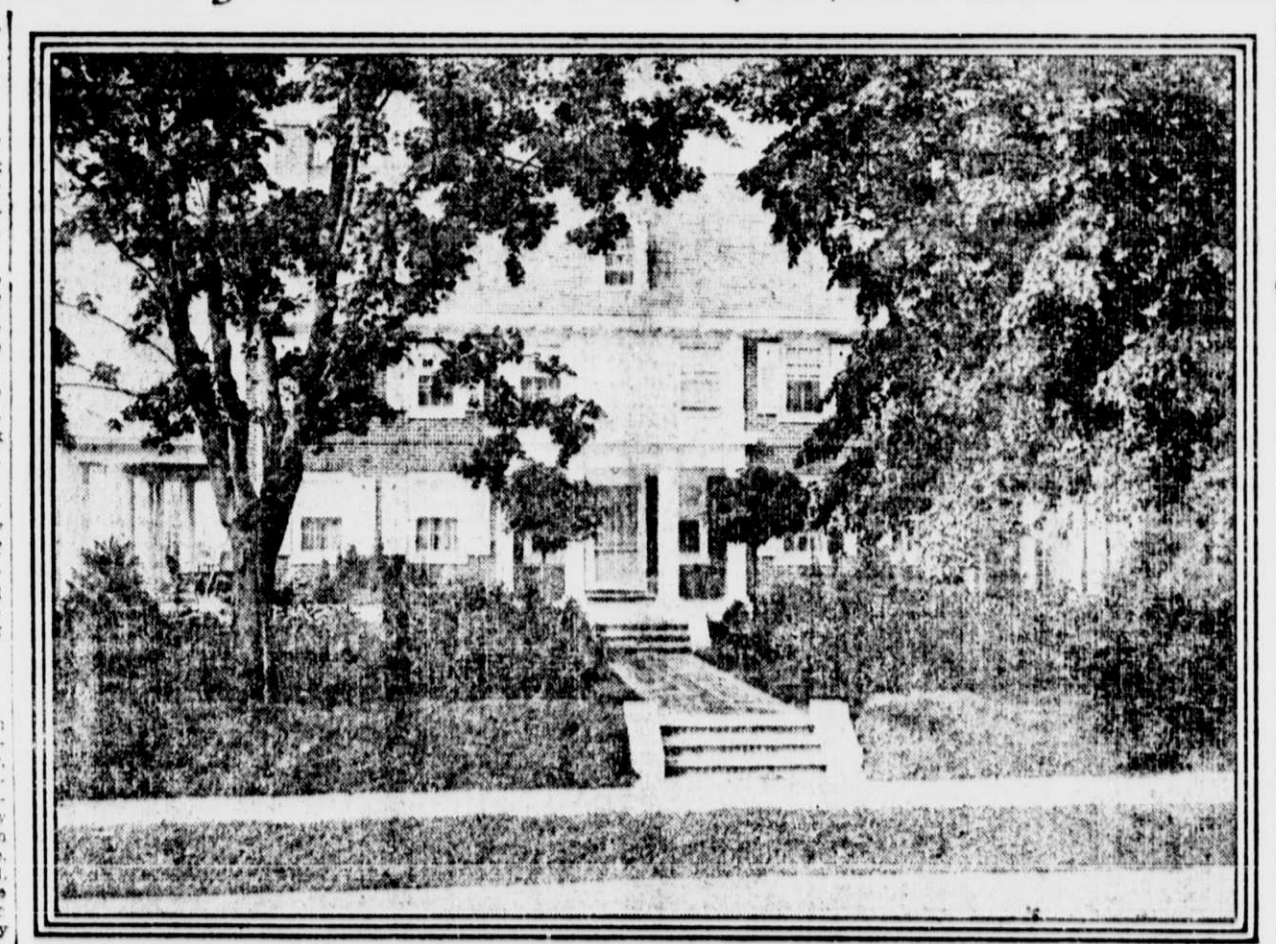
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Colonial Dwelling at Kensington for Which Edward J. McGrath Paid \$40,000 Last Week

The Rickert-Finley Realty Company has sold three dwellings in Kensington, Great Neck, L. I., valued at more than \$500,000.

The latest of these, concluded last week, was the sale to Edward J. McGrath of a Georgian Colonial house for \$40,000. The house is a red brick Georgian Colonial house comprising twelve rooms and four baths and occupying a frontage of 200 feet on the corner of Beverly and Netherwood roads.

Another is an Italian villa, one of the show places of Kensington, built of stucco with red tile roof and having a frontage of 375 feet just inside of the gates of Kensington sold to Mrs. Anna M. De Luser of Manhattan for \$38,000. The third is a residence of eight rooms and three baths fronting 260 feet on Park Lane and Beverly road bought by J. C. Matlack for \$30,000.



E. J. Rickert, president of the Rickert-Finley Realty Company, said yesterday that these sales practically dispose of available residence properties in Kensington, there being but one left, and that his company is now accepting contracts for more houses to be built during the winter months.

L. I. CITY LOTS AT AUCTION.
Thirty lots in the Thompson Hill section of Long Island City will be sold at auction next Saturday by Bryan L. Kennedy. The lots are opposite the Bliss and Canal street station of the dual rapid transit system and in the blocks bounded by Queens Boulevard, Bliss street, Caroline street, North Avenue and Gosman Avenue. All city improvements have been installed, including water, brick curbs, concrete sidewalks, macadam streets and modern sewers. In fact the property is ready for builders.

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